

Minutes of the Regular Work Session of the  
Board of Mayor and Aldermen, City of Kingsport, Tennessee  
Monday, July 18, 2011, 4:30 PM  
Council Room – City Hall

PRESENT: Board of Mayor and Aldermen

Mayor Dennis R. Phillips  
Alderman Valerie Joh  
Alderman Mike McIntire  
Vice-Mayor Tom C. Parham

Alderman Tom Segelhorst  
Alderman Jantry Shupe  
*(arrived late at 5:15 p.m.)*

City Administration

John G. Campbell, City Manager  
J. Michael Billingsley, City Attorney  
James H. Demming, City Recorder

1. **CALL TO ORDER:** 4:40 p.m. by Mayor Phillips.
2. **ROLL CALL:** By Deputy City Recorder Angie Marshall. Absent: Alderman Benjamin K. Mallicote.

3. **WORK SESSION TICKLER.** Mayor Phillips commented on the recent article in the Kingsport Times News discussing the new Welcome Center. Alderman Joh mentioned the new fountain and bricks at Food City look wonderful and the School Central Office building was beginning to shape up. Mayor Phillips noted lights have been placed on the water tank. Assistant to the City Manager Chris McCartt gave an update on Phase 2 of the wayfinding project, noting a different firm is being used this time with a good response so far. Traffic Engineering Manager Tim Elsea explained the cost increase is due to increasing the number of signs (40 to 74) and also using bigger signs. Alderman Joh stated the gentlemen from Carousel Magazine, who recommended the donation of the frame we received, came to see it and commented on the good condition it was in; he also asked to purchase it. Mayor Phillips stated there would be a report on the Aquatic Center at the next work session.

**Note:** Item VI.D.6 was considered next, out of order to accommodate those in the audience.  
**Consideration of a Resolution Naming the Press Box at Hunter Wright Stadium as the Don Spivey Press Box** (AF: 185-2011). Mr. Ken Boles explained the reasoning for naming the press box at Hunter Wright Stadium as the Don Spivey Press Box. Mr. Spivey has been the only announcer at the stadium since 1995 and is now terminally ill, thus the sense of urgency. The ceremony will take place on August 1 and there is no cost to the City.

4. **UPDATE ON FIREWORKS.** Mayor Phillips observed that the majority of the people he has spoken to, including the numerous phone and email messages received, are in favor of a fireworks ban.

5. **INTRODUCTION OF AL NEW, SULLIVAN COUNTY EMS.** Gary Mayes, director of the Sullivan County Regional Health Department introduced Al New, the new director for Sullivan County Emergency Medical Services, and gave details on his career. Mr. New then gave a brief power point presentation highlighting statistical data. City Manager Campbell

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commented on the number of trucks designated for convalescent care. A brief discussion followed regarding rules for transporting patients in other counties as well as a new software system being utilized to improve response time.

**6. RECOMMENDATION OF FIRE STUDY COMMITTEE.** This item was put off until the next meeting due to the absence of Alderman Mallicote. Fire Chief Dye confirmed that after a few wording changes since the meeting, a plan has been agreed upon by all parties.

**Note:** Item VI.D.8 was considered next, out of order to accommodate those in the audience. **Consideration of a Resolution Authorizing the Mayor to Execute a Purchase Agreement to Sell Property Located East of Clinchfield Street** (AF: 191-2011). Mr. Chad Whitfield, attorney for Ms. Diane Clayton gave statements regarding Ms. Clayton's offer. He confirmed that she has sole authority from Burger King to develop this property as well as the immediate availability of funds from the bank. Mayor Phillips pointed out that another offer had been received for more money, less stipulations, but no plan for development. Designated Alderman Joh explained the rules regarding property sales, noting the City could counter conditions of any offer, regardless of the order it was received. Mayor Phillips felt the first person who made an offer should be allowed to counter. Mr. Whitfield stated he would speak with Ms. Clayton tonight. Vice-Mayor Parham noted the City should be sure we are ready to sell this property. City Attorney Billingsley noted that nothing is final until the Board votes on it.

**7. REVIEW OF AGENDA ITEMS ON THE JULY 19, 2011 REGULAR BUSINESS MEETING AGENDA.** City Manager Campbell, members of staff and community members provided a summary or presentation for each item on the proposed agenda. Those items the Board discussed at greater length or which received specific questions or concerns included:

**VI.AA.1 Public Hearing and Consideration of an Ordinance to Amend the Zoning Code and Text Governing the Professional Office District (P-1)** (AF: 173-2011). City Planner Karen Combs explained this would allow notification to the City of pain clinics.

**VI.B.1 Consideration of an Ordinance Amending Section 46-5 of the Code of Ordinances Pertaining to the Regulation of Fireworks** (AF: 186-2011). Mayor Phillips gave details on this item, noting this provision would allow wholesale products to be shipped outside the city. He gave an example of a missed opportunity several years ago when Holston Distributing was going to relocate to Kingsport from Johnson City but was unable to because of a deed restriction. City Attorney Billingsley explained the penalty clause associated with this ordinance.

**VI.B.2 Consideration of an Ordinance Establishing the FY12 Property Tax Rate for City of Kingsport Sullivan and City of Kingsport Hawkins County** (AF: 182-2011). City Manager Campbell provided details on this item, noting the state has set the equalization rate based primarily on personal property and public utilities. Hawkins County reappraisals were done this year and Sullivan County will not do reappraisals for two more years and therefore, the State requires an equalization rate.

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**VI.D.1 Consideration of a Resolution Authorizing the Mayor to Execute and Sign All Documents Necessary to Enter Into an Agreement with United States Department of Justice, Drug Enforcement Administration to Assign One (1) Police Department Office to the Upper East Tennessee HIDTA Task Force (AF: 181-2011).** Deputy Chief Quillin provided details on this item, stating this arrangement made DEA resources available, as well as giving the police department the ability to participate in long-term undercover operations. After three years the benefits are becoming more and more evident.

**VI.D.3 Consideration of a Resolution Authorizing the Mayor to Execute a License Agreement on Behalf of the Kingsport City Schools with Long Yi Yang for Part of a Parking Lot at 2404 Memorial Boulevard (AF: 183-2011).** City Manager Campbell stated the only cost to the city was to pay for the liability insurance coverage.

**VI.D.5 Consideration of a Resolution Authorizing the Mayor to Sign All Documents Necessary to Receive a \$5,000 Grant from AARP Cities of Service Program (AF: 176-2011).** City Manager Campbell noted that this project was brought to the City and identifies retirees as part of an economic development effort.


**VI.D.7 Consideration of a Resolution Awarding the Bid for the Purchase of Road Salt to Claiborne Hauling Contractors, LLC for FY12 (AF: 188-2011).** City Manager Campbell stated the price was 55 cents better per ton than last year.

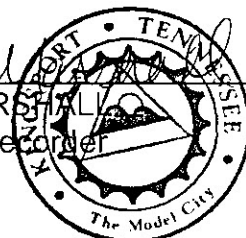
**VI.D.9 Consideration of a Resolution Approving an Agreement for the City to Contribute Funds to KEDB for Economic Development Due to Incentive Payments KEDB Made to Press Group, LLC (AF: 190-2011).** City Manager Campbell explained this would allow for payments to be made over a six year period rather than one lump sum.

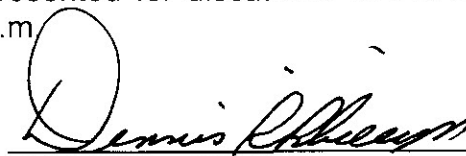
**BOARD COMMENT.** Alderman Joh commented on the deluge of water at the Farmers' Market last Saturday, noting the lot needs to be leveled. Alderman Segelhorst pointed out some people were having difficulties gaining access off of Clinchfield Street, noting there was not gate on that side. Mayer Phillips noted the need for handicapped parking as well. The Mayor also commented that the landscaping had not been finished at the Farmers' Market or the parking garage. Assistant to the City Manager Chris McCartt explained why this work has not been completed yet.

**PUBLIC COMMENT.** Retired Fire Chief C.L. Caldwell commented on the fireworks.

**8. ADJOURN.** Seeing no other matters presented for discussion at this work session, Mayor Phillips adjourned the meeting at 6:00 p.m.

  
ANGELA MARSHALL  
Deputy City Recorder



  
DENNIS R. PHILLIPS  
Mayor